



STAFF REPORT

Meeting Date: June 12, 2002

Consent

PROPOSALS: **A.** LAFCO 02-11 – City of Oxnard Reorganization – Standard Pacific

B. LAFCO 02-09 – Calleguas Municipal Water District Annexation – Standard Pacific

PURPOSE: **A.** Reorganization of the City of Oxnard to annex four parcels of approximately 19.11 acres into the City of Oxnard, and detach the parcels from the Ventura County Fire Protection District and Ventura County Resource Conservation District to accommodate urban residential development of 111 new dwelling units.

B. To annex four parcels of approximately 19.11 acres into the Calleguas Municipal Water District (CMWD) for the purposes of providing potable water service to 111 new dwelling units.

PROPONENT: **A.** City of Oxnard by Resolution.

B. Calleguas Municipal Water District by Resolution.

SIZE: Approximately 19.11 acres

LOCATION: The site is located between Indiana Drive and Snow Avenue, north of and adjacent to Gonzales Road in the City of Oxnard's Sphere of Influence and Area of Interest.

ASSESSOR'S

PARCEL NOS: 142-0-111-460, 142-0-111-520, 142-0-111-540, 142-0-111-560

NOTICE: This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

A. Adopt the attached resolution (LAFCO 02-11) making determinations and approving City of Oxnard Reorganization – Standard Pacific

B. Adopt the attached resolution (LAFCO 02-09) making determinations and approving the Calleguas Municipal Water District Annexation – Standard Pacific

COMMISSIONERS AND STAFF

COUNTY

Steve Bennett, Chair
Kathy Long
Alternate:
Judy Mikels

CITY

Linda Parks
John Zaragoza
Alternate:
Evaristo Barajas

SPECIAL DISTRICT

Jack Curtis
John Rush
Alternate:
Dick Richardson

PUBLIC

Louis Cunningham,
Vice Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER

Everett Millais

PLANNER III

Hollee Brunsky

CLERK

Debbie Schubert

LEGAL COUNSEL

Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information

	Existing	Proposed
Zone District Classification	County: A-E; Agriculture Exclusive	City: R-1-PD Single Family Residential
General Plan Designation-	County: Agricultural - Urban Reserve Overlay City: Low Density Residential	County: The parcels will no longer be in the County. City: no change
Use of Proposal Area	Orchard and associated farm housing.	111 New Single Family Dwellings (App. by City of Oxnard, 3-26-02, TSM 5339, PZ 01-5-86)

B. Surrounding Land Uses and Zoning and General Plan Designations

	Existing Use	Zone District Classification	General Plan Designation
North	Single Family Dwellings	R-1	Low Density Residential
South	Single Family Attached Dwellings	R-2-PD	Low Density Residential
East	Single Family Dwellings	R-1	Low Density Residential
West	Single Family Dwellings	R-1-PD	Low Density Residential

C. Topography, Natural Features and Drainage:

The site is currently being used for an orchard of avocado trees. The site has historically been used for agriculture and has been tilled and graded over many years. The site is part of the Oxnard Plain and is generally level. The site will be graded with 2 – 5 percent slopes to accommodate development and drainage.

D. Conformity with Plans:

A. The proposal area is located within the unincorporated area of the County of Ventura and within the City of Oxnard's sphere of influence. The site is within the SOAR and CURB boundaries for the City of Oxnard. The proposal area constitutes an island of unincorporated territory. The County has a General Plan designation of Agricultural with an Urban Reserve Overlay for the proposal area as it has been designated for future urban use. The proposed development conforms to the City's pre-zoning and General Plan designation for residential development.

B. The proposal area is within the CMWD's sphere of influence.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is being used as agriculture for an avocado orchard. The proposal area is shown as "Prime" and of "Statewide Importance Farmlands" on the Important Farmlands Inventory (IFI) map and the soils on site are Class I and Class II soils. The proposal area is considered to be prime agricultural land as defined in Government Code Section 56064. The site is not under a Williamson Land Conservation Act contract.

The proposal area is surrounded by urbanized development and the boundaries of the City of Oxnard. The site is bounded on all sides by residential development. The proposal area is considered an "unincorporated island of territory" within the City of Oxnard. There are no adjacent parcels used for agriculture.

The site is included in the City of Oxnard's North East Specific Plan, and the city approved a Tentative Tract Map for 111 single-family dwellings with open space common areas. The future owners of the proposal area, Standard Pacific, found no other suitable area with the appropriate land area and zoning for their proposed development. The County of Ventura has designated this parcel as Agriculture with an Urban Reserve Overlay. The Urban Reserve Overlay means the area is in the City's Sphere of Influence and should be subject to the city's general plan for future urban use.

3. Population:

The proposal area contains four residences. There are less than 12 registered voters for the proposal area. Thus, the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

City Services

Upon annexation the City has represented that the full range of City services, including water supply, sewage disposal, drainage, law enforcement, fire protection, street lighting, recreation and parks, and transit, will be provided. The proposed development will require connection to the City's sanitary sewer systems. Utility improvements can be extended from existing sewer pipelines within the vicinity of the proposal area. The developer will finance any necessary connections to utilities. Sanitary sewer and water services will be paid for by residential user fees.

District Services

Upon approval and development, the District has indicated that its services can be extended immediately upon the annexation and development of the site. CMWD will supply water through existing infrastructure. The developer will pay for initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Oxnard and other general revenues of CMWD.

Schools

The proposal area is within the Oxnard Union High School District and the Rio School District. The anticipated additional enrollment from the development for the Oxnard Union High School District is approximately 20 students and approximately 66 students for the Rio School District. The City has indicated that although the Oxnard Union High School District can accommodate the additional students, Rio School District cannot. The developer has entered into a mitigation agreement with the Rio School District and will be required to pay impact fees to the District.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 77033 (\$1.077400). Upon completion of this annexation the area will be assigned to a new tax rate area 03074 (1.114271).

The total assessed value per parcel per the 2001-2002 tax roll is as follows:

APN 142-0-111-460:	\$ 89,711
APN 142-0-111-520:	\$133,986
APN 142-0-111-540	\$ 5,372
APN 142-0-111-560	\$438,259

7. Environmental Impact of the Proposal:

The City of Oxnard is the lead agency for this proposal as the City processed the proposed residential development entitlements (TSM 5339, PZ 01-5-86). The City prepared and certified a Mitigated Negative Declaration (MND # 01-34) pursuant to Section 15070 of the State CEQA Guidelines. The MND proposes mitigation measures in the following areas to lessen any environmental impacts so that they can be considered less than significant:

- *Aesthetics* – Impacts to scenic corridors, loss of canopy trees and agriculture, light and glare
- *Agriculture* – Loss of prime agricultural land (Note: The North East Community Specific Plan EIR (88-3) identified the loss of agriculture as a significant and unavoidable adverse impact. A Statement of Overriding Considerations were adopted by the City of Oxnard for this impact)
- *Air Quality* – Short and Long term impacts due to construction and vehicles
- *Cultural Resources* – Potential archeological resources
- *Geology and Soils* – Potential for seismic ground shaking
- *Hazards* – Airport within two miles
- *Water Quality* - Water use, change in drainage patterns; storm water runoff and pollution
- *Noise* – impacts relating to traffic on Gonzales Road and Rose Avenue and construction impacts
- *Housing* – population growth
- *Public Services* – police protection, schools, and parks
- *Recreation* – Impacts to parks
- *Transportation* – Cumulative traffic impact and impact on traffic patterns
- *Utilities* – Impacts to drainage facilities and solid waste disposal

The MND was made available for review at the Ventura LAFCO office and is also made available at the LAFCO meeting for review.

8. Regional Housing Needs

Ten percent of the 111 proposed units are allocated as affordable. Five percent are for low-income levels, and the other five percent are for very low income levels. The approved subdivision is consistent with housing and population projections set forth in the SCAG Regional Comprehensive Plan and Guide and SCAG demographic projections for the City of Oxnard. The subdivision assists the City of Oxnard in achieving its fair share of the regional housing needs of the County.

9. Landowner and Annexing Agency Consent:

The applicant certifies that the owners involved in this proposal have given their written consent. The Ventura County Resource Conservation District and the Ventura County Fire Protection District have given their consent and have agreed to waive conducting authority proceedings.

SPECIAL ANALYSIS

Island of Unincorporated Territory

The proposal area is surrounded by City boundaries. The site is bounded on all sides by residential development. All surrounding properties are within the City of Oxnard boundaries. The proposal area is therefore referred to as an "Island of Unincorporated Territory."

Pursuant to the LAFCO Commissioner's Handbook, January 1, 2000, applications to annex unincorporated islands are normally to be approved by LAFCO. After annexation, the territory would be consistent with Government Code Section 56741 as the proposal area would be contiguous with other territory within the City.

If the Commission denies the annexation, the territory would remain an unincorporated island of territory within the City's Sphere of Influence.

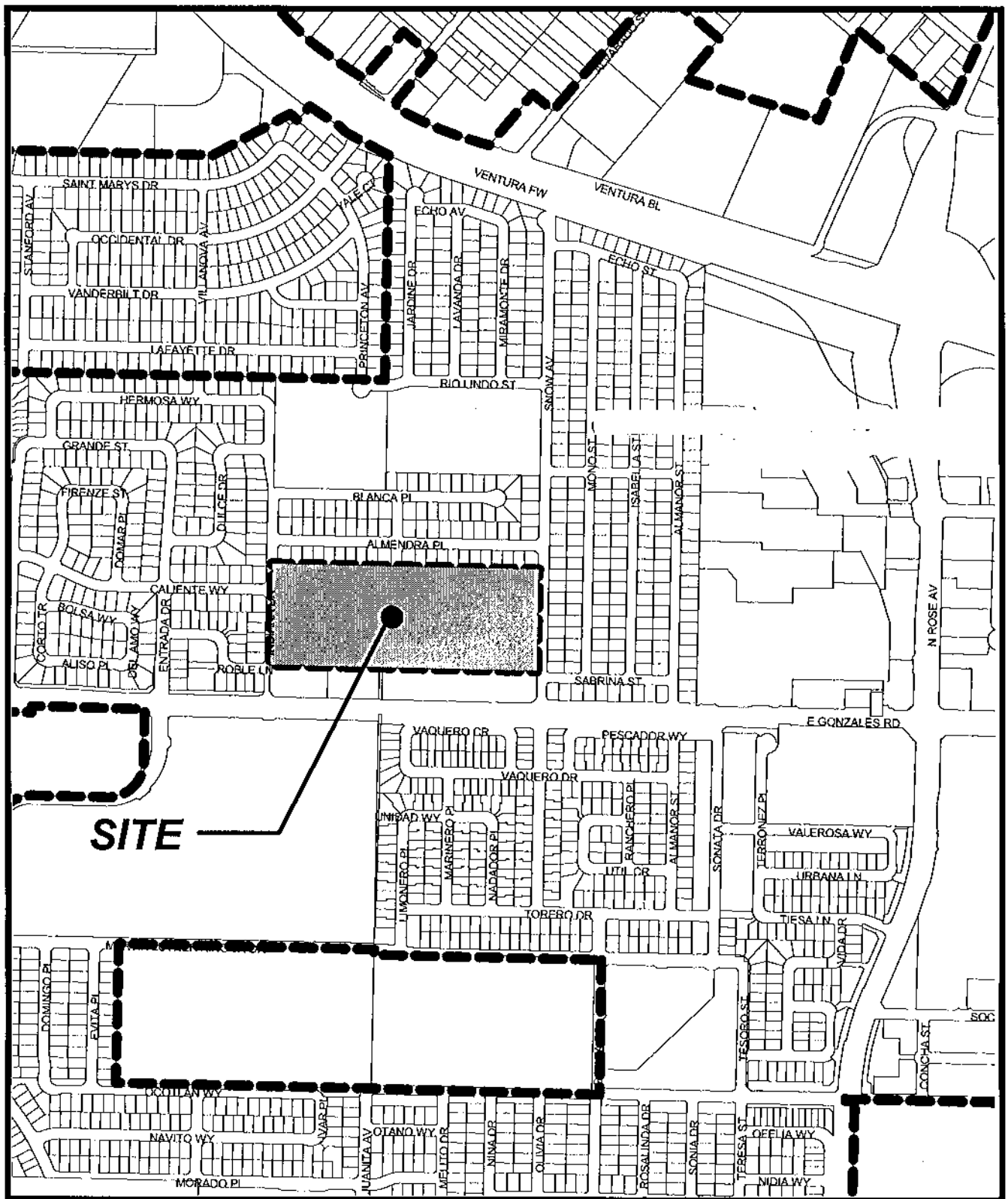
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this application, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

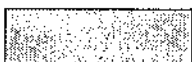
STAFF: Hollee King Brunsky, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 02-11 Resolution
(3) LAFCO 02-09 Resolution



Legend



Proposed Annexation

VICINITY MAP 02-11 and 02-09



Prepared By: PWA-WRED-County Surveyor - 5/2/02

1" = 800'

LAFCO 02-11

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF OXNARD
REORGANIZATION – STANDARD PACIFIC;
ANNEXATION TO THE CITY OF OXNARD; DETACHMENT
FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT; DETACHMENT FROM THE
VENTURA COUNTY FIRE PROTECTION DISTRICT**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on June 12, 2002, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, information satisfactory to this Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated June 12, 2002 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 02-11 - CITY OF OXNARD REORGANIZATION –
STANDARD PACIFIC**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration and adopts the lead agency's Mitigation Measures and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Sections 15091, 15093, and 15096(h)].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (8) **This reorganization shall be recorded concurrently with LAFCO 02-09, Calleguas Municipal Water District Annexation – Standard Pacific.**
- (9) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the city boundaries of Oxnard.

- (10) The Commission waives the conducting authority's further proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was adopted on June 12, 2002.

AYES:

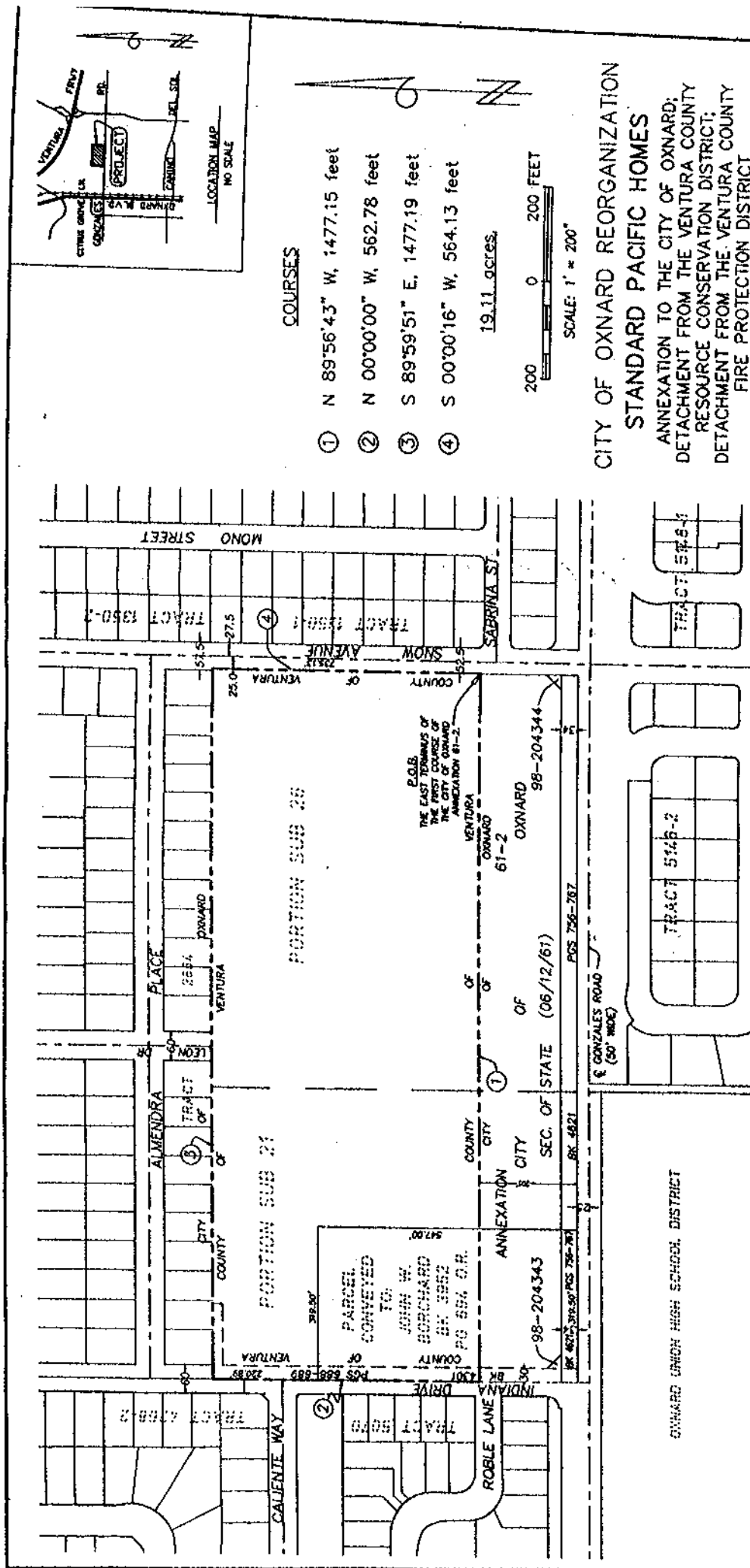
NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: City of Oxnard, Clerk
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

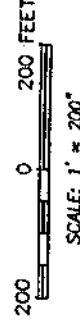
02-11 EXHIBIT A



COURSES

- ① N 89°56'43" W, 1477.15 feet
- ② N 00°00'00" W, 562.78 feet
- ③ S 89°59'51" E, 1477.19 feet
- ④ S 00°00'16" W, 564.13 feet

19.11 ACRES.



CITY OF OXNARD REORGANIZATION

STANDARD PACIFIC HOMES

ANNEXATION TO THE CITY OF OXNARD;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT;
DETACHMENT FROM THE VENTURA COUNTY
FIRE PROTECTION DISTRICT

EXISTING CITY OF OXNARD
BOUNDARY AND PROPOSED
ANNEXATION BOUNDARY

PORTIONS OF SUBDIVISIONS 21 AND 26 OF RANCHO EL RIO DE SANTA CLARA O'LA COLONIA IN THE UNINCORPORATED TERRITORY OF VENTURA COUNTY, AS THE SAME ARE DESIGNATED AND DELINEATED UPON THAT CERTAIN PARTITION MAP FILED IN THE OFFICE OF THE VENTURA COUNTY CLERK, IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS., VS. RAFAEL GONZALES, ET AL., DEFTS."

PREPARED BY:
NELSON CONSULTANTS, INC
70 S. LAKE AVE. #740
PASADENA, CA 9101
626-795-1844

05-05-02

**CITY OF OXNARD REORGANIZATION
STANDARD PACIFIC HOMES**

EXHIBIT A

**ANNEXATION TO THE CITY OF OXNARD;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT;
DETACHMENT FROM THE VENTURA COUNTY
FIRE PROTECTION DISTRICT**

Those portions of Subdivisions 21 and 26 of Rancho El Rio De Santa Clara O'La Colonia, in the unincorporated territory of Ventura County, as the same are designated and delineated upon that certain partition map filed in the Office of the Ventura County Clerk, in that certain action entitled "Thomas A. Scott, et al., Plffs., vs. Rafael Gonzales, et al., Defts.," described as follows:

Beginning at a point in the west line of Snow Road 52.50 feet wide per Book 31, Page 57 of Miscellaneous Records of said County, said point being the east terminus of the first course described in the boundary document for City of Oxnard Annexation 61-2, filed with the Secretary of State on June 12, 1961; thence, along the existing city boundary by the following four courses:

- 1st - North 89°56'43" West, 1477.15 feet, thence
- 2nd - North 562.78 feet, thence
- 3rd - South 89°59'51" East, 1477.19 feet, thence
- 4th - South 00°00'16" West, 564.13 feet to the point of beginning and containing 19.11 acres.

LAFCO 02-09

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING LAFCO 02-09 - CALLEGUAS
MUNICIPAL WATER DISTRICT ANNEXATION –
STANDARD PACIFIC**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on June 12, 2002; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated June 12, 2002 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:
**LAFCO 02-09 - CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION – STANDARD PACIFIC**
- (5) The boundaries of the affected territory are found to be definite and certain as approved.

- (6) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration and adopts the lead agency's Mitigation Measures and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Sections 15091, 15093, and 15096(h)].
- (7) The Commission directs Staff to file a Notice of Determination in the same manner as the lead agency under Section 15094.
- (8) The proposal is subject to the following terms and conditions:
 - a. **This annexation shall be recorded concurrent with LAFCO 02-11, City of Oxnard – Standard Pacific.**
 - b. **This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
- (9) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was passed and adopted on June 12, 2002.

AYES:

NOES:

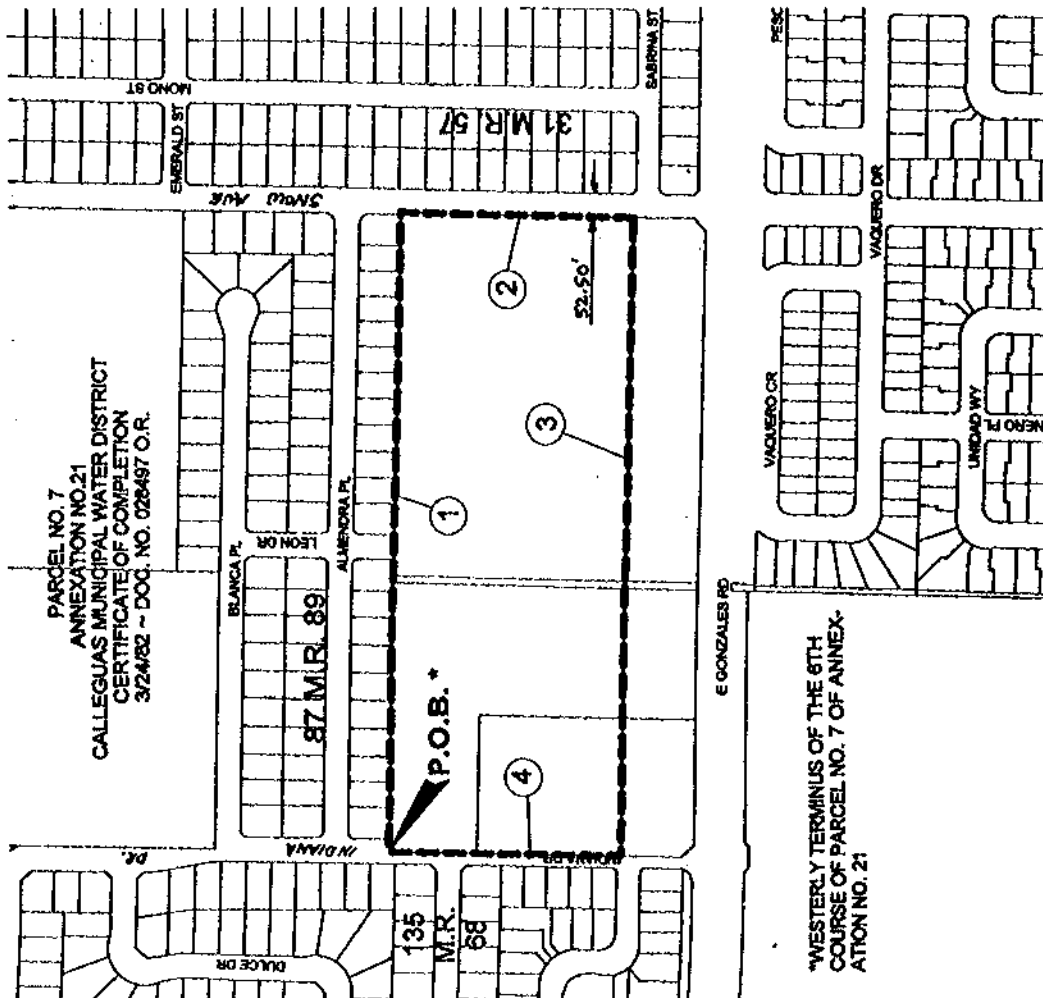
ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Calleguas Municipal Water District
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

EXHIBIT A

ANNEXATION NO.21
CALLEGUAS MUNICIPAL WATER DISTRICT
CERTIFICATE OF COMPLETION
3/24/82 ~ DOC. NO. 028497 O.R.



"WESTERLY TERMINUS OF THE 6TH
COURSE OF PARCEL NO. 7 OF ANNEX-
ATION NO. 21

Existing Calleguas Municipal Water District Boundary
and Proposed Annexation Boundary

COURSES

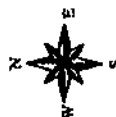
1st - S 89°59'51" E 1477 19'

2nd - S 00°00'16" W 564 13'

3rd - N 89°56'43" W 1477.15'

4th - NORTH 562 78'

19.11 Acres



PREPARED FOR:
STANDARD PACIFIC HOMES
32133 LINDERO CANYON ROAD, SUITE 105
WESTLAKE VILLAGE, CA 91361
(818) 889-3785

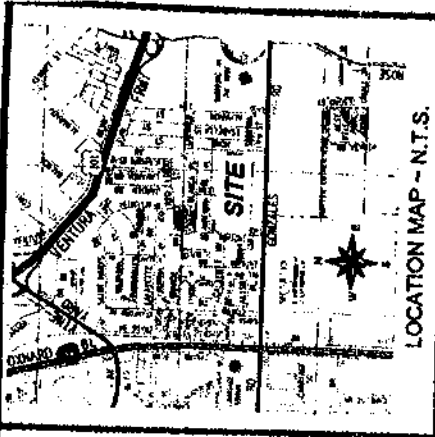


**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
STANDARD PACIFIC
(ANNEXATION NO. 76)**

Those portions of Subdivisions 21 and 28, Rancho El Rio De Santa Clara O'la Colonia, in the County of Ventura, State of California, according to that certain partition map filed in the office of the County Clerk of said County, in that certain action entitled "Thomas A. Scott et al., Plaintiffs Vs Rafael Gonzales, et Al. Defendants.

September 13, 2001 ~ Rev. 4/25/02

Sheet 1 of 1



LOCATION MAP - N.T.S.

**CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION
STANDARD PACIFIC
(ANNEXATION NO. 76)**

EXHIBIT A

Those portions of Subdivisions 21 and 26, Rancho El Rio De Santa Clara O'la Colonia, in the County of Ventura, State of California, according to that certain partition map filed in the office of the County Clerk of said County, in that certain action entitled "Thomas A. Scott et. al., Plaintiffs Vs Rafael Gonzales, et. Al. Defendants, described as follows:

Beginning at the southwest corner of Tract No. 2884 as shown on the map recorded in the office of said County Recorder in Book 87, Page 89 of Miscellaneous Records, said corner also being the westerly terminus of the 6th course of Parcel 7 of Annexation No. 21 to the Calleguas Municipal Water District as shown in the Certificate of Completion recorded on March 24, 1982 in the office of said County Recorder as Document No. 028497 of Official Records; thence, along the south line of said Tract No. 2884 by the following course and along the existing boundary of said Calleguas Municipal Water District by the following four courses:

- 1st - South 89°59'51" East 1477.19 feet to the west line of Snow Avenue, 52.50 feet wide; as shown on the map of Tract No. 1350-1 recorded in the office of said County Recorder in Book 31, Page 57 of Miscellaneous Records; thence, along said west line,
- 2nd - South 00°00'16" West 564.13 feet; thence,
- 3rd - North 89°56'43" West 1477.15 feet to the centerline of Indiana Drive, as shown on the map of Tract No. 5070 recorded in the office of said County Recorder in Book 135, Page 68 of Miscellaneous Records; thence, along said centerline,
- 4th - NORTH 562.78 feet to the point of beginning and containing 19.11 acres.